

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FT. WORTH District

In the City of North Richland Hills, Tarrant County, on SH 121, the State of Texas acquired certain land for highway purposes by an instrument recorded as Document No. D209162159 in the Deed Records of Tarrant County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in real property no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

The City of North Richland Hills, Texas is a governmental entity with the authority to condemn the property and has requested to purchase the tract for \$35,000.

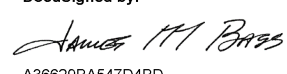
The commission finds \$35,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the City of North Richland Hills, Texas for \$35,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom an access easement as described in Exhibit B and all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC0E4EC...  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36629DA547D4BD...  
Executive Director

116010 April 29, 2021

Minute	Date
Number	Passed

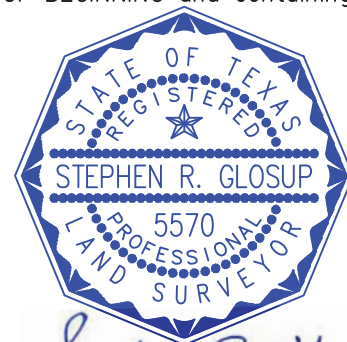
Requestor: Daniel Phillip  
County: Tarrant  
Highway: State Highway 121

PROPERTY DESCRIPTION  
TRACT 20-12

BEING a tract of land situated in the William W. Wallace Survey, Abstract No. 1706, City of North Richland Hills, Tarrant County, Texas, being a portion of Lot 6, Block 8, Woodcrest Addition, an Addition to the City of North Richland Hills, according to the plat recorded in Volume 388-32, Page 4, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being a portion of that certain tract of land described as parcel 24AAQ by deed to The State of Texas, by Kendall K. Kay and wife Edith A. Kay, dated June 15, 2009, recorded in County Clerk's Document No. D209162159, Deed Records of Tarrant County, Texas (D.R.T.C.T.), being that portion of Woodview Drive, originally was dedicated by plat as public right-of-way by said Woodcrest Addition and now is a part of State Highway 121, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an 5/8" iron rod with cap stamped "TXDOT SURVEY MARKER" found in the east line of said Lot 6, the northwest corner of Lot 9R, Block 8, Woodcrest Addition Section 4, an Addition to the City of Hurst, according to the plat recorded in County Clerk's Document No. D218125679, P.R.T.C.T., in the south right-of-way line of State Highway 121 (a variable width public right-of-way), and having surface coordinates of N = 6,991,012.586 E = 2,370,554.633, Station 46+90.52 314.40' RT and from which a 5/8" iron rod found bears North 80°21'39" East, a distance of 149.68 feet;

- 1) THENCE South 00°19'32" East, with the east line of said State of Texas tract, the west line of said Lot 9R, a passing distance of 59.91 feet to a point for the southwest corner of Lot 9R, the northwest corner of Lot 10, Block 8, Woodcrest Addition Section 4, an Addition to the City of Hurst, according to the plat recorded in Volume 388-36, Page 69, P.R.T.C.T., from which a 1/2" iron rod found bears North 01°41'18" West, a distance of 0.60 feet, continuing with the east line of said State of Texas tract, the west line of said Lot 10 and the south right-of-way line of said S.H. 121, a total distance of 89.62 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" (hereinafter called 5/8" YCIR) set for the southeast corner of said State of Texas tract and the northeast corner Lot 5R, Block 8, said Woodcrest Addition;
- 2) THENCE South 85°17'30" West, departing the west line of said Lot 10, with the south line of said State of Texas tract, the north line of said Lot 5R and the south right-of-way line of said S.H. 121, a passing distance of 136.03 feet to a point for the northwest corner of said Lot 5R, from which a 1/2" iron rod found bears South 61°11'43" East, a distance of 0.53 feet, continuing for a total distance of 146.83 feet to the 5/8" YCIR set for the beginning of a non-tangent curve to the left having a central angle of 33°35'44", a radius of 70.62 feet and a chord bearing and distance of North 51°24'13" West - 40.82 feet;
- 3) With said non-tangent curve to the left in a northwesterly direction, an arc length of 41.41 feet to a 5/8" YCIR set, from which a "X" cut in concrete found bears North 42°13'57" West, a distance of 2.53 feet;
- 4) THENCE North 02°35'09" West, a distance of 22.84 feet to a 5/8" YCIR set;
- 5) THENCE North 52°47'02" East, a distance of 49.00 feet to a 5/8" YCIR set;
- 6) THENCE North 80°20'55" East, a distance of 141.74 feet to the POINT OF BEGINNING and containing a calculated area of 13,629 square feet or 0.3128 acre of land.



*Stephen R. Glosup*

01/27/2021

PAGE 1 OF 4



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121

FIRM REGISTRATION 10096100

Drawing of even date accompanies  
this metes and bounds description.

DUNAWAY JOB NO. B006884.001

Requestor: Daniel Phillip  
County: Tarrant  
Highway: State Highway 121

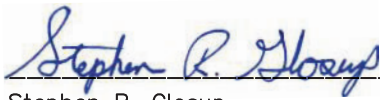
PROPERTY DESCRIPTION  
TRACT 20-12

NOTE:

1. The basis of bearings for this survey is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the Trimble GPS Reference Network. Distances and areas shown hereon are surface values. A combined scale factor of 0.999880014 was used for this project.

SURVEYOR CERTIFICATION

I, Stephen R. Glosup, a registered Professional Land Surveyor in the State of Texas, do hereby certify that this property description and accompanying survey drawing are based on an actual on the ground survey made November 16, 2020.



Stephen R. Glosup  
Registered Professional Land Surveyor  
Texas Registration No. 5570  
January 27, 2021



Drawing of even date accompanies  
this metes and bounds description.

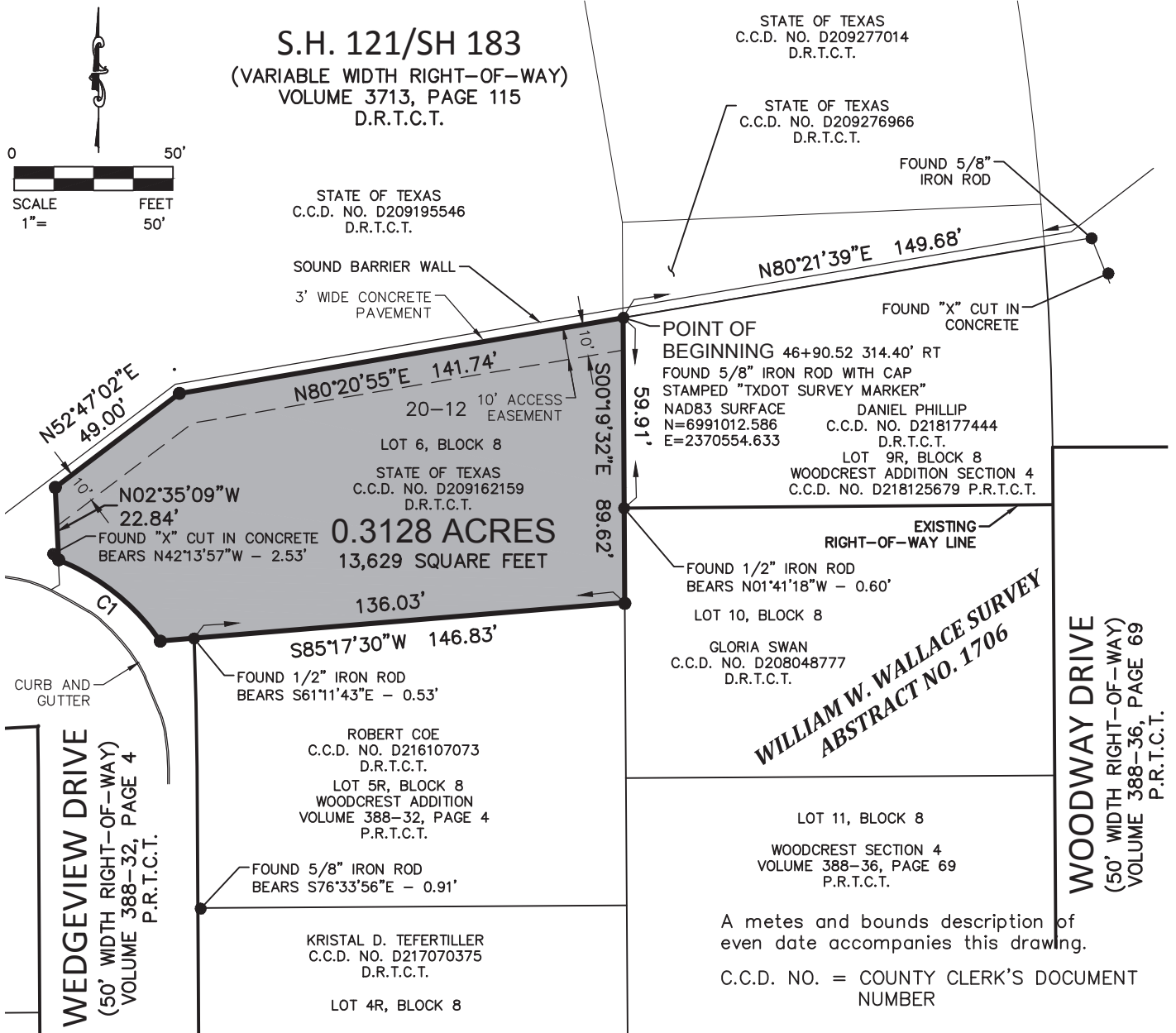


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FIRM REGISTRATION 10096100

DUNAWAY JOB NO. B006884.001

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Curve Table

Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	33°35'44"	70.62'	41.41'	N51°24'13"W 40.82'

A metes and bounds description of even date accompanies this drawing.

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

● = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC. LP" SET UNLESS OTHERWISE NOTED



Texas Department of Transportation

DUNAWAY JOB NO. B006884.001



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FIRM REGISTRATION 10096100



*Stephen R. Glosup*  
01/27/2021

TRACT 20-12

PART OF LOT 6, BLOCK 8  
WOODCREST ADDITION

0.3128 ACRE

DATE:	JANUARY, 27, 2021		PAGE 3 OF 4
STATE	DIV.	COUNTY	
TEXAS	SPD	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
0364	01		S.H. 121



A metes and bounds description of even date accompanies this drawing.

The basis of bearings for this survey is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the Trimble GPS Reference Network. Distances and areas shown hereon are surface values. A combined scale factor of 0.999880014 was used for this project.



DUNAWAY JOB NO. B006884.001



PART OF LOT 6, BLOCK 8  
WOODCREST ADDITION

0.3128 ACRE

DATE:	JANUARY, 27, 2021	PAGE 4 OF 4	
STATE	DIV.	COUNTY	
TEXAS	SPD	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
0364	01		S.H. 121

Requestor: Daniel Phillip  
County: Tarrant  
Highway: State Highway 121

PROPERTY DESCRIPTION  
ACCESS EASEMENT

BEING a tract of land situated in the William W. Wallace Survey, Abstract No. 1706, City of North Richland Hills, Tarrant County, Texas, being a portion of Lot 6, Block 8, Woodcrest Addition, an Addition to the City of North Richland Hills, according to the plat recorded in Volume 388-32, Page 4, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being a portion of that certain tract of land described as parcel 24AAQ by deed to The State of Texas, by Kendall K. Kay and wife Edith A. Kay, dated June 15, 2009, recorded in County Clerk's Document No. D209162159, Deed Records of Tarrant County, Texas (D.R.T.C.T.), being that portion of Woodview Drive, originally was dedicated by plat as public right-of-way by said Woodcrest Addition and now is a part of State Highway 121, said tract of land being more particularly described by metes and bounds as follows:

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- 1) THENCE South 00°19'32" East, with the east line of said State of Texas tract, the west line of said Lot 9R, a distance of 10.13 feet to a point;
- 2) THENCE South 80°20'55" West, departing the west line of said State of Texas tract, 10.00 feet south and parallel with the south right-of-way line of said State Highway 121, a distance of 137.64 feet to a point;
- 3) THENCE South 52°47'02" West, continuing 10.00 feet south and parallel with the south right-of-way line of said State Highway 121, a distance of 53.45 feet to a point;
- 4) THENCE North 02°35'09" West, a distance of 12.15 feet to a point in the south right-of-way line of said State Highway 121;
- 5) THENCE North 52°47'02" East, with the south right-of-way line of said State Highway 121, a distance of 49.00 feet to a point;
- 6) THENCE North 80°20'55" East, continuing with the south right-of-way line of said State Highway 121, a distance of 141.74 feet to the POINT OF BEGINNING and containing a calculated area of 1,909 square feet or 0.043 acre of land.



*Stephen R. Glosup*

02/12/2021

Drawing of even date accompanies  
this metes and bounds description.



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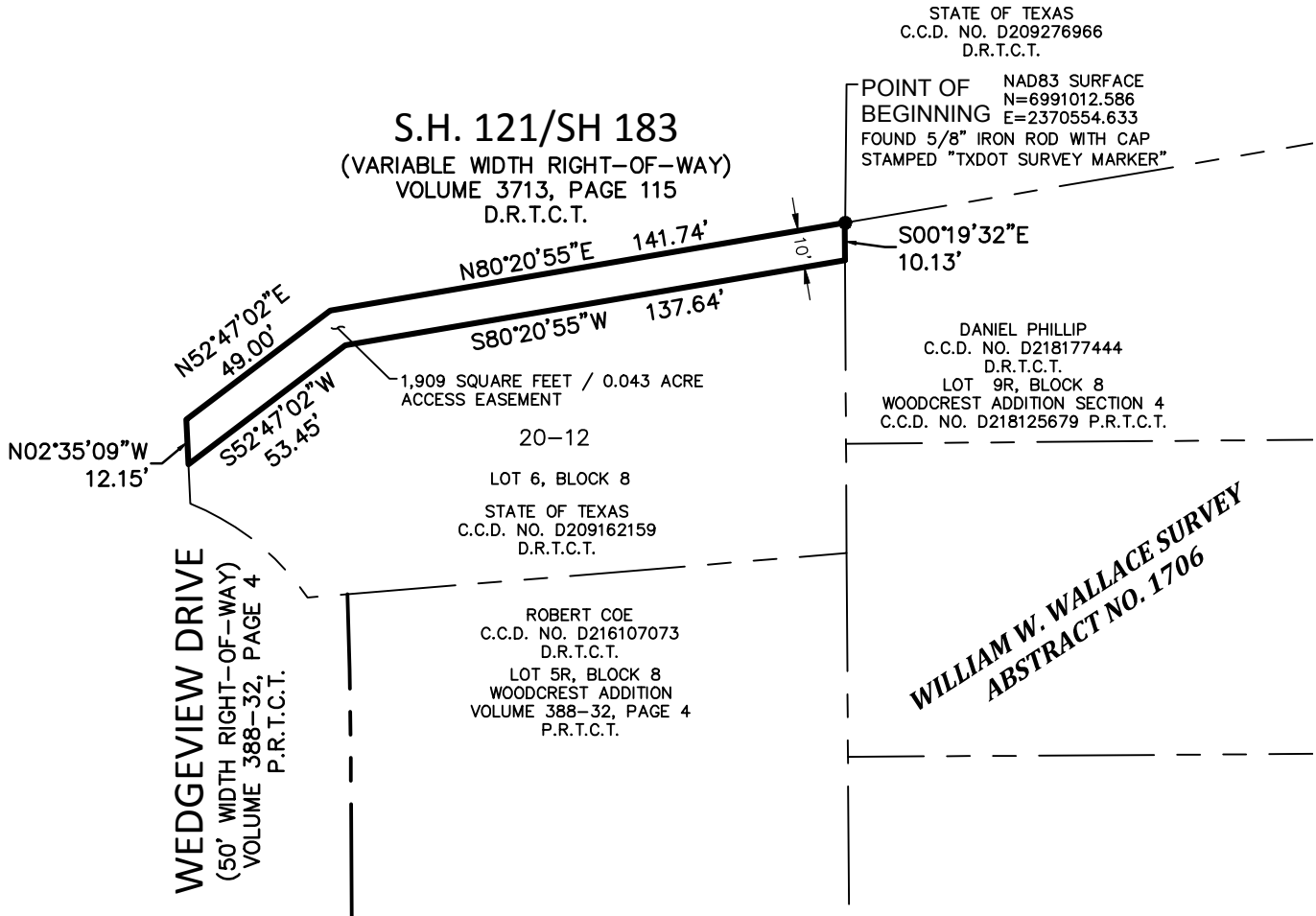
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DUNAWAY JOB NO. B006884.001

PAGE 1 OF 2



# EXHIBIT "B" PAGE 2 of 2



A metes and bounds description of even date accompanies this drawing.

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS



Texas Department of Transportation

DUNAWAY JOB NO. B006884.001



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TEXAS REGISTERED SURVEYING FIRM NO. 10098100



*Stephen R. Glosup*  
02/12/2021

## ACCESS EASEMENT

PART OF LOT 6, BLOCK 8  
WOODCREST ADDITION

0.043 ACRE

DATE:	FEBRUARY 12, 2021		PAGE 2 OF 2
STATE	DIV.	COUNTY	
TEXAS	SPD	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
0364	01		S.H. 121